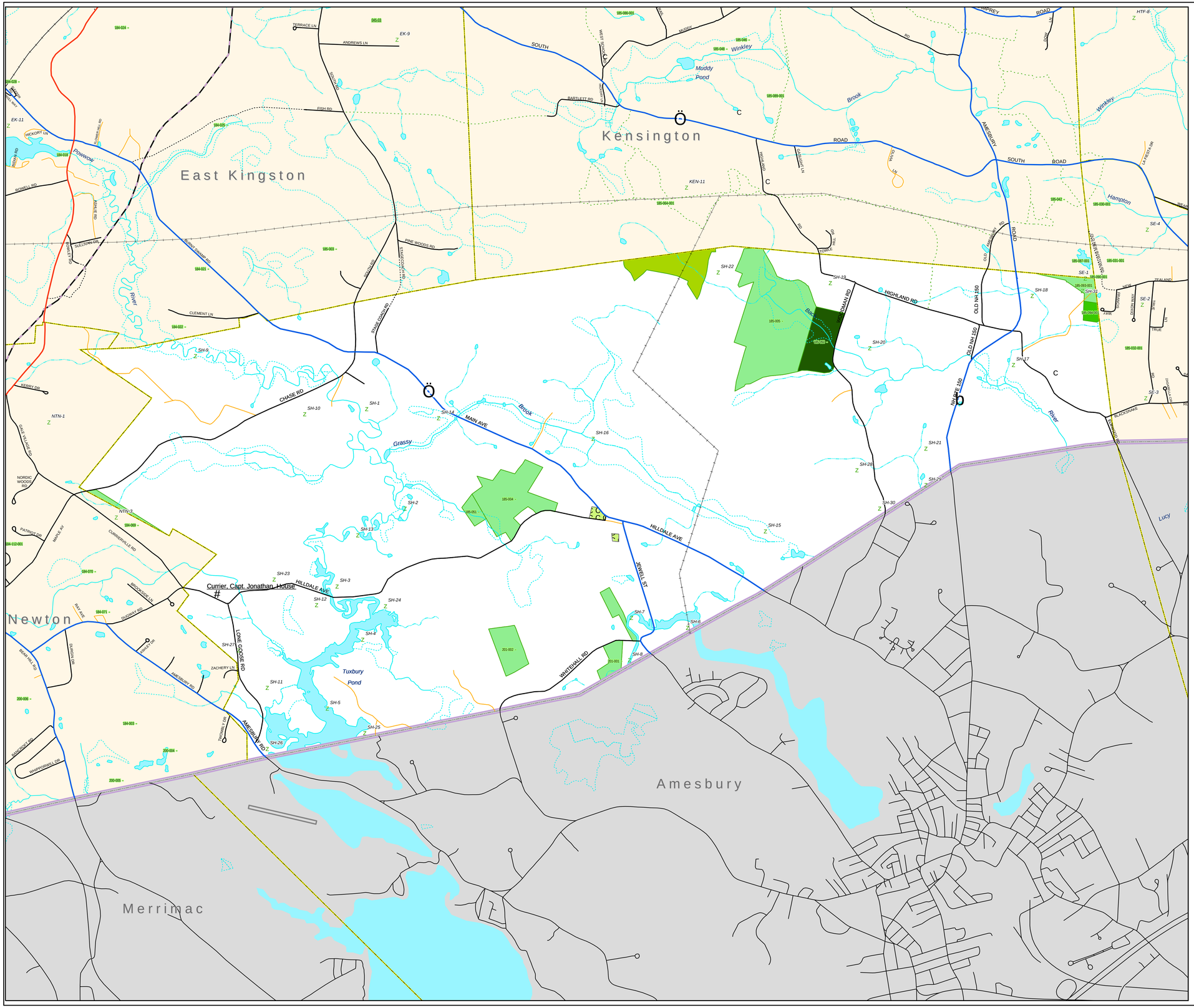
ve, East Kingston, NH 03827
66C
657B
44C
446B
66C WELL DRAINED
657B SOMEWHAT POORLY OR POORLY DRAINED
44C WELL DRAINED
446A MODERATELY WELL DRAINED
ISSUES: SLOPES, ACCESS TO REAR, ROAD LENGTH TO CUL-DE-SAC, HIGH WATER TABLE



Rockingham Planning Commission Standard Map Set

Conservation Map

South Hampton

New Hampshire

LEGEND

Conservation Lands

by Management Status

- *Totally protected from conversion of natural land cover and with a management plan in operation to maintain land in a natural state. Natural processes are allowed to proceed without interference or are mimicked through management practices.*
- *Totally protected from conversion of natural land cover and with a management plan in operation to maintain a primarily natural state, but where uses (e.g. vehicular traffic, hunting, etc.) and/or suppression of natural processes may degrade the quality of existing natural communities.*
- *Protected from conversion of natural cover for more than 50% of area, but subject to extractive uses such as timber harvest or mining.*
- *Over 50% of area unprotected from conversion of natural cover, or planned or in use for agriculture, or as "open space" for active recreation purposes (e.g. ballfields, golf courses). Natural processes are altered or replaced by human use and management of land.*
- *Management Status Unknown*

183-016 - Conservation Land ID - used to relate to attribute database report, available separately.
155-14 RPC Conservation Land Additions ID - relates to attribute database report.

z Local Resource Protection Priorities
Labeled with ID - used to relate to attribute database report, available separately.

\# National Register of Historic Places

C Historic Graveyards

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private
- Trail

- Stream, Shoreline
- Intermittent Stream
- Bodies of Water
- USGS Wetlands
- Railroads
- Abandoned Railroads
- Major Powerlines
- Major Pipelines

Borders / Areas
- Planning Region
- County/Municipal
- State

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Conservation Lands are from the NH GRANIT database. This database includes parcels of land of two or more acres that are mostly undeveloped and are protected from future development. The data was developed from the records of the Society for the Protection of NH Forests (SPNHF), many of the state agencies, and original research from deeds and tax maps. The last update was completed in April 2005 by NH GRANIT at UNH, Durham. Additional parcels presented here are the result of more recent mapping work by RPC in an effort to collect other known conservation lands that are not currently listed in the GRANIT database.

Local Resource Protection Priorities were nominated by community representatives in the interest of preserving cultural, natural and historic resources. Collection of this information was sponsored by the NH Department of Environmental Services under the Regional Environmental Planning Program and was initiated in 1997. These features were mapped by RPC as point locations on a 1:24,000 scale base map. Each location has been labeled with an unique code which relates to an attribute table, available separately from RPC. This information was last updated in June 2004.

National Register of Historic Places was received from the GRANIT database, which obtained information concerning New Hampshire locations from the National Park Service's Register Information System. The National Register Information System contains data on over 62,000 historic buildings, districts, sites, structures, and objects listed on, removed from, or pending listing in the National Register. This dataset was last revised in 1994.

Historic Graveyards were mapped by the NH Old Graveyards Association. These features were mapped in GIS as points and/or polygons on 1:24,000 base data by the NH Office of State Planning in 1995.

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

Miles
0 0.25 0.5 1

Kilometers
0 0.25 0.5 1

GRANIT Geographic Information System

Rockingham Planning Commission

Jun 29, 2006

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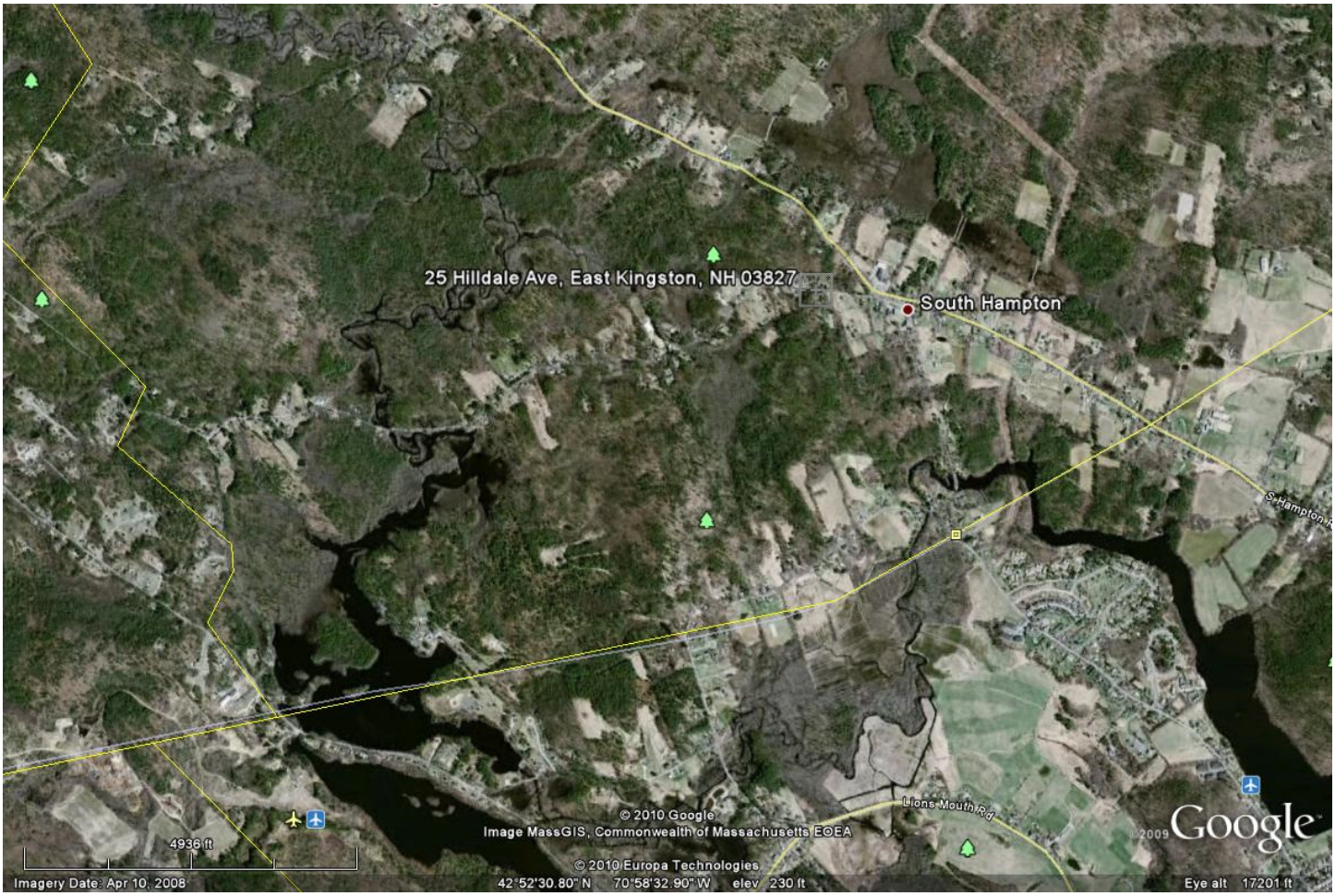
Features represented on this map may not be complete or current at the time of map production. RPC welcomes input concerning errors or omissions.


25 Hilldale Ave, East Kingston, NH 03827
South Hampton
S Hampton R
Lions Mouth Rd
© 2010 Google
Image MassGIS, Commonwealth of Massachusetts EOEA
© 2010 Europa Technologies
4936 ft
Google
Imagery Date: Apr 10, 2008
42°52'30.80" N 70°58'32.90" W elev 230 ft
Eye alt 17201 ft

Rockingham Planning Commission Standard Map Set

Stratified Drift Aquifers Map

South Hampton

New Hampshire

LEGEND

Stratified-Drift Aquifers

Transmissivity in Feet Squared Per Day

- Less than 1000
- 1000 to 2000
- Greater than 2000 (labeled on map)

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private
- Trail

- Stream, Shoreline
- Intermittent Stream
- Bodies of Water
- USGS Wetlands
- Railroads
- Abandoned Railroads
- Major Powerlines
- Major Pipelines

Borders / Areas
- Planning Region
- County/Municipal
- State

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Stratified-Drift Aquifer data was automated by Complex Systems Research Center, UNH and is archived in the GRANIT Database. The aquifer data was automated from maps generated as part of a larger study of groundwater resources in New Hampshire. The Study was conducted under a cooperative agreement between the US Geological Survey and the NH Department of Environmental Services, Water Resources Division. It included an assessment of the aquifers within stratified sand and gravel deposits.

Transmissivity of Stratified Drift Aquifers quantifies the ability of an aquifer to transmit water, measured in feet squared per day. Transmissivity/Aquifer data was automated by Complex Systems Research Center, UNH and is archived in the GRANIT Database. The aquifer data was automated from maps generated as part of a larger study of groundwater resources in New Hampshire. The Study was conducted under a cooperative agreement between the US Geological Survey and the NH Department of Environmental Services, Water Resources Division. It included an assessment of the aquifers within stratified sand and gravel deposits.

The specific reports that cover the Rockingham Planning Region are the following:
US Geological Survey Open-File Report 92-95, "**Geohydrologic and Ground-Water-Quality Data for Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire.**" This study was prepared in cooperation with the NH Department of Environmental Services, Water Resources Division and was completed in 1992.

US Geological Survey Water-Resources Investigations Report 91-4025, " **Geohydrology and Water Quality of Stratified-Drift Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern New Hampshire."** This study was prepared in cooperation with the NH Department of Environmental Services, Water Resources Division and was completed in 1992.

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

0 0.25 0.5 1 Miles

0 0.25 0.5 1 Kilometers

GRANIT Geographic Information System

Rockingham Planning Commission

Jun 23, 2006

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Features represented on this map may not be complete or current at the time of map production. RPC welcomes input concerning errors or omissions.

McAfee SECURE TESTED 04-FEB

South Hampton, NH, 03827 - For Sale

Enjoy the peaceful setting of this clean home located in South Hampton, NH close to shopping and freeways. Single family, four bedrooms, two baths. Spacious rooms with plenty of storage and closet space. In ,,, school district.

Ads by Google

Find Foreclosure Homes
Your Dream Home as low as $10,000. Pay $1 to find out how!
www.UltraForeclosures.com

Foreclosures for Sale
Great bargains. Homes low as $10k. $1 to Search Listings in your Area.
www.RealtyStore.com

Cheap Gov't Foreclosures
Turn $10 Into $16,573 Or More Without Tenants, Banks, Or Rehabs!
PreforeclosureFortune.com

Your Foreclosure Experts
Our experienced staff can help you with any of your foreclosure needs
CharlesHopeCompanies.com

Government Home - $10,000
Find U.S. Govt Property cheap. Pay $1 to search your area today!
www.HUDforeclosed.com

Advertising

RE Professional
Northeast Appraisal Services
(603) 778-7376
Want your ad here?

Home Stager
Sue Argue, NH Stager
Want your ad here?

PHOTOS | BIRD'S EYE VIEW

View all 12 photos

Listing added: 2008-11-18

Get Mortgage | Moving | Title Search | Email a Friend

Type:	Single Family
Address:	25 Hilldale Ave, South Hampton, NH, 03827
Bedrooms:	4
Bathrooms:	2.0
Year Built:	N/A
Sq. Footage:	2974.0
Price/Sqft:	$267.32
Property Tax:	NEW! $15,820
Price:	**$795,000**
Sale Type:	For Sale by Agent

Order Title Search
Check for Liens and Mortgages

"Buy Bank Foreclosures"
Turn $10 Into $16,573 Or More Without Tenants, Banks, Or Rehabs.
PreforeclosureFortune.com/FreeCD

Your Foreclosure Experts
Our experienced staff can help you with any of your foreclosure needs
CharlesHopeCompanies.com

Cheap HUD Foreclosed Home
See HUD Foreclosure Auctions. Get Up To 90% Off HUD Foreclosures
HUD.CheapForeclosureHomes.net

Death Of Short Sales?
X-Bank Foreclosure Attorney Shows You A Better Way To Invest For Free
XBankAttorney.com

Ads by Google

Description

Additional features: Lot size: 22.0, School district: ,,,

Charming expanded Cape beautifully sited on 22 acres of fenced and landscaped grounds.Totally updated with new Country kitchen;wood floors throughout;new roof and windows;efficient hydro air HVAC, magnificent "Great Room" with fireplaceandcathedral ceiling;4 bdrms,2 baths,barn w/2stalls plus riding/hiking trails..on Ma border 45 min to Boston

To directly access this property, use this shortcut: http://www.fizber.com/8368838/

Contacts

Provided By: **http://tateandfoss.com**
Agent's Name: Linda Clapp
Contact Phone: (603) 964-8028
Alternate Phone: (603) 964-8028
Email Address: lclapp@tateandfoss.com

Similar homes for sale

75 woodman road, south hampton

84 woodman rd, south hampton

185 Hilldale, South hampton

35 Woodman Road, South hampton

9-13 Holts Landing, Merrimack

66 Fairway Drive, Grantham

Next Steps

Analyze Property

Check South Hampton, NH Profile

Last Viewed

Real estate South Hampton, NH, 03827

Real estate Milford, NH, 03055

Real Estate Base

Home Appraiser

Get Your Credit Score

Apply for mortgage

Home Bethlehem, NH, 03574

Home Lisbon, NH, 03585

Home Franconia, NH, 03580

Real estate Milton, NH, 03852

Nearest States: Maine, Vermont, Massachusetts, Rhode Island

Nearest ZIPs: 03819, 03848, 03859, 03858, 03844, 03826, 03841, 03041, 03073, 03802

Create PDF | Print Flyer

Was this information helpful? Yes No

Report incorrect data

TOP FSBO States

California FSBO
Georgia Real Estate
Illinois For Sale by Owner
Florida Homes
Texas Homes For Sale
New York FSBO

TOP FSBO Cities

Bakersfield, CA Real Estate
Atlanta, GA FSBO
Chicago, IL Homes For Sale
Orlando, FL Homes
Houston, TX Homes
Brooklyn, NY FSBO

Rockingham Planning Commission Standard Map Set

Soil Potential Ratings for Development Map

South Hampton

New Hampshire

LEGEND

Rockingham County Soil Survey-
Soil Potential Ratings for Development

- Very High
- High
- Medium
- Low
- Very Low
- No Rating

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private
- Trail

- Stream, Shoreline
- Intermittent Stream
- Bodies of Water
- USGS Wetlands
- Railroads
- Abandoned Railroads
- Major Powerlines
- Major Pipelines

Borders / Areas
- Planning Region
- County/Municipal
- State

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Soil Ratings for Development indicate the relative quality of a soil for development when compared to other soils in the same county survey. Suitability of a soil as it pertains to septic tank absorption fields, dwellings with basements, and local roads and streets were used as the basis for determining the potential of a soil for development. A composite rating was given to each soil type combining the rating for each of the three uses stated above. The ratings are given as one of the following: Very High, High, Medium, Low and Very Low. Some soil ratings were NA (Not Available) or were Not Rated, and were not used in this product. For further information regarding Soil Potential Ratings for Low Density Development, contact your County Conservation District.

This information was produced by the Rockingham County Conservation District and was distributed in the publication: Soil Potential Ratings for Low Density Development, Rockingham County, New Hampshire, published in May 1987.

Soil boundaries are from SCS county soil surveys, published at varying scales. All other features are from USGS 1:24,000 scale Digital Line Graphs. All features distributed by Complex Systems Research Center, Durham, NH. Soil unit boundaries that coincide with water body boundaries in the field will not always coincide on this map, due to their differing data sources

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

Miles
0 0.25 0.5 1

Kilometers
0 0.25 0.5 1

GRANIT Geographic Information System

Rockingham Planning Commission

Jun 25, 2006
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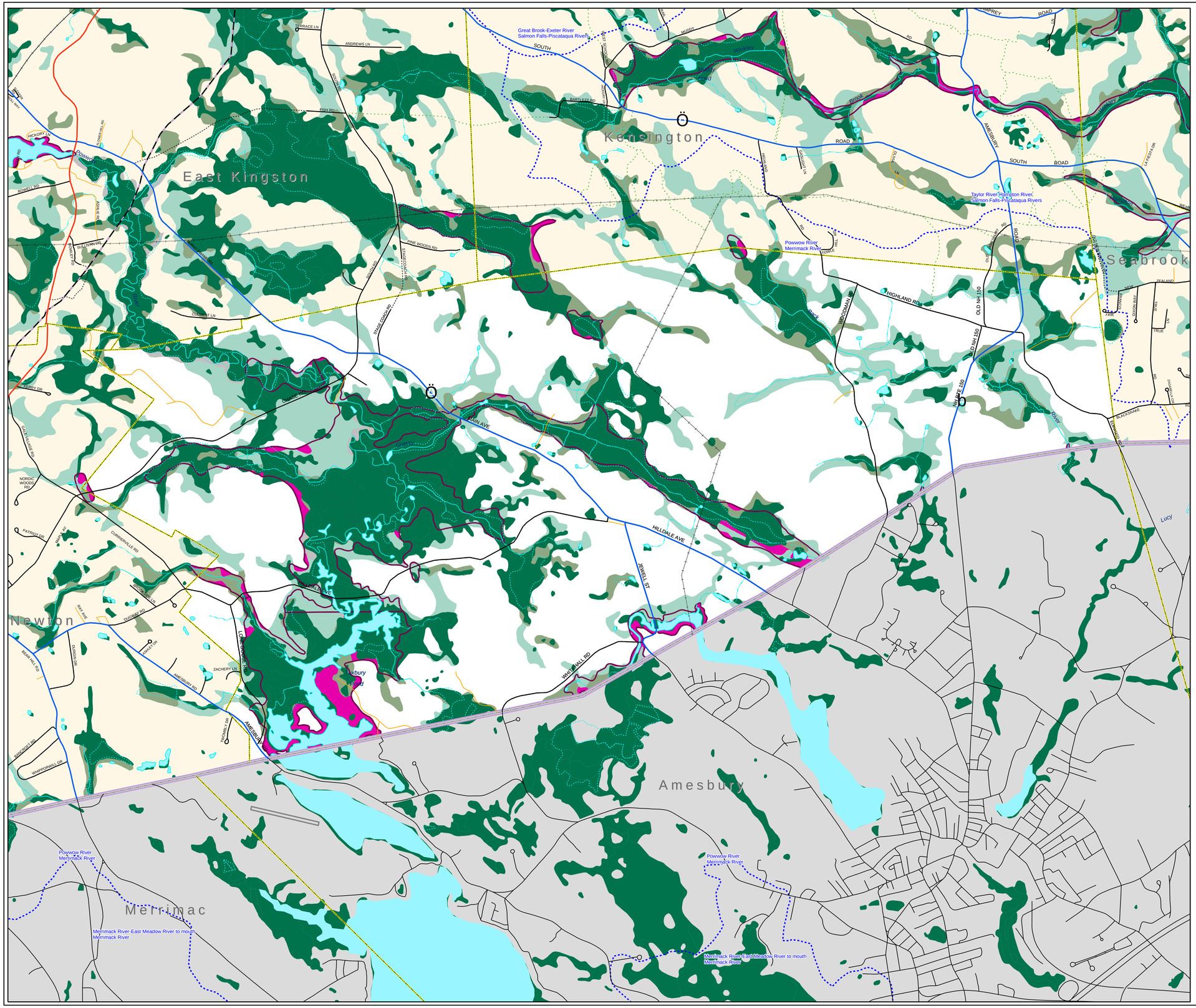
Features represented on this map may not be complete or current at the time of map production. RPC welcomes input concerning errors or omissions.



Rockingham Planning Commission Standard Map Set

Surface Water Resources Map

South Hampton

New Hampshire

LEGEND

Wateshed Boundary *labeled by Sub-basin and Major basin*

NOTE: order of legend items follows overlay order of map themes top to bottom.

National Wetlands Inventory

Rockingham County Soil Survey

- Very Poorly Drained Soils
- Poorly Drained Soils
- Hydric B - Non Hydric Complex or Association

Areas of Special Flood Hazard

- A — *Area inundated by 1% annual chance flooding.*
- X500 — *Area inundated by 0.2% annual chance flooding; an area inundated by 1% annual chance flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 1% annual chance flooding.*

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
- Class IV - within Compacts
- Class V - Municipal
- Class VI - Unmaintained Municipal
- Private
- Trail

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- USGS Wetlands
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- Abandoned Railroads
- Major Powerlines
- Major Pipelines

Borders / Areas
- Planning Region
- County/Municipal
- State

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Watersheds were delineated and automated by the New Hampshire Department of Environmental Services, Water Resources Division. Source maps for this data layer are USGS 1:24,000 Topographic Quadrangle maps and USDA Natural Resources Conservation Service 1:250,000 watershed maps.

Flood Hazard Zones on this map are from the Digital Flood Insurance Rate Map (DFIRM) Database. The Digital Flood Insurance Rate Map (DFIRM) Database depicts flood risk information and supporting data used to develop the risk data. The primary risk classifications used are the 1-percent-annual-chance flood event, the 0.2-percent-annual-chance flood event, and areas of minimal flood risk. The DFIRM Database is derived from Flood Insurance Studies (FISs), previously published Flood Insurance Rate Maps (FIRMs), flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available. The FISs and FIRMs are published by the Federal Emergency Management Agency (FEMA). This was provided by GRANIT, Complex Systems Research Center, UNH in May 2005.

The US Fish and Wildlife Service **National Wetlands Inventory** is an ongoing effort to map and inventory the wetland areas within the United States. National Wetlands Inventory wetlands were automated by the US Fish and Wildlife Service, National Wetlands Inventory, and were distributed by GRANIT, Complex Systems Research Center. Map source scale 1:24,000.

Wetlands shown on this map are derived from soils classified as "very poorly drained" and "poorly drained" by the USDA Natural Resources Conservation Service. Soil boundaries are from NRCS Rockingham County Soil Survey, published at 1:20,000 scale. Soil unit boundaries that coincide with water body boundaries in the field will not always coincide on this map, due to their differing data sources and scales. Information shown on this map is for planning purposes only. Data automation completed by Complex Systems Research Center, UNH; October 1999. Soils delineation based on field work, conducted by the USDA Natural Resource Conservation Service, completed in 1985.

Base Features

Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

Miles
0 0.25 0.5

Kilometers
0 0.25 0.5 1

GRANIT Geographic Information System

Rockingham Planning Commission

Jun 21, 2006

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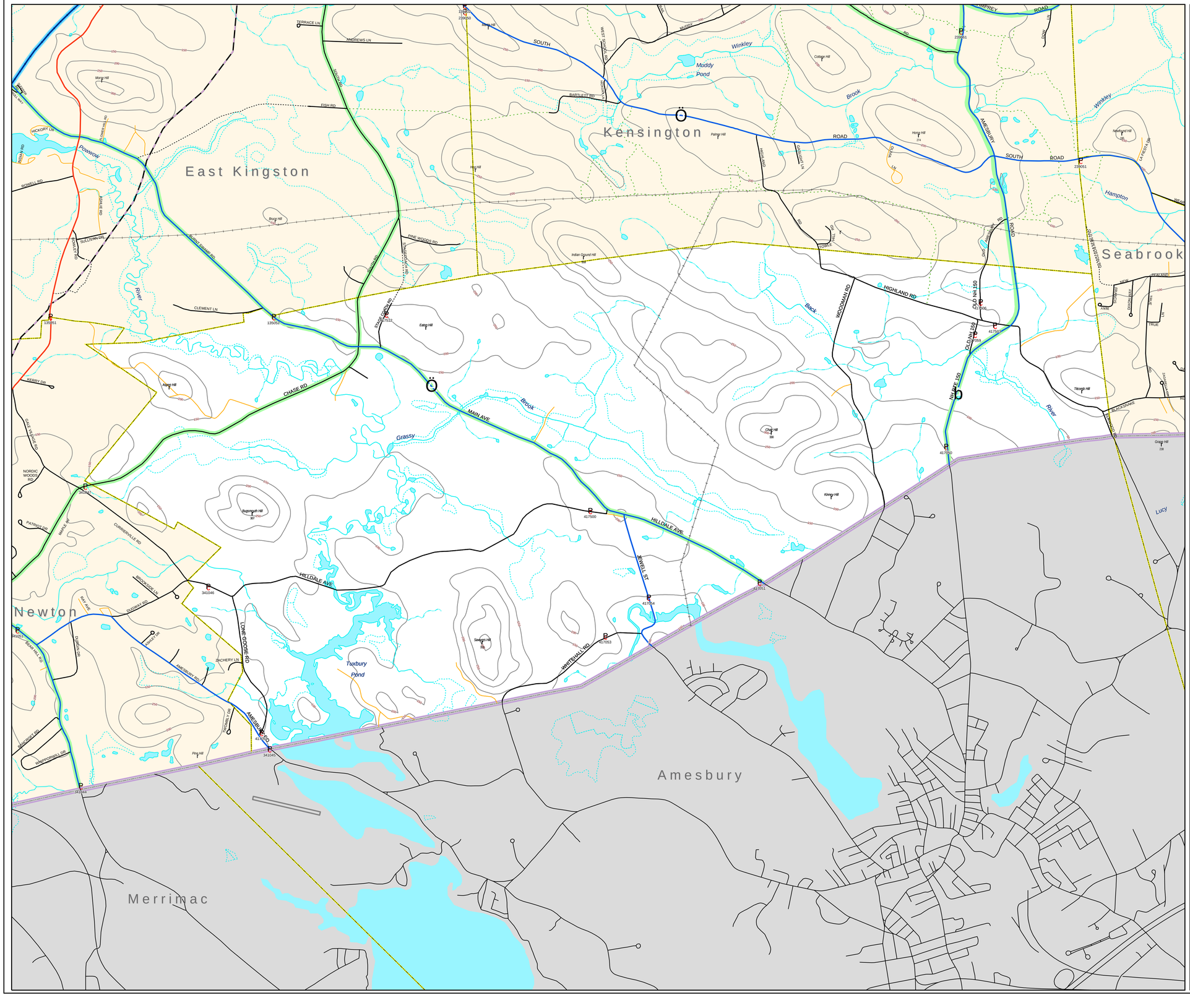
Features represented on this map may not be complete or current at the time of map production. RPC welcomes input concerning errors or omissions.



Rockingham Planning Commission Standard Map Set

Transportation Map

South Hampton

New Hampshire

LEGEND

- Traffic Count Locations
- Park & Ride Locations
- Statewide Bike Routes
- Regional Routes
- Rails toTrails
- Passenger Rail Service -Boston to Portland
- Bus Service
- Elevation Contour -50 Foot Interval
- Summit *(name and elevation in feet if avaliable)*

BASE FEATURES

Roads by Legislative Class
- Class I - Primary System
- Class II - Secondary System
- Class III -State Recreational
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- Bodies of Water
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- Abandoned Railroads
- Major Powerlines
- Major Pipelines

Borders / Areas
- Planning Region
- County/Municipal
- State

This is a static legend for the Rockingham Region. All features may not be present within the extent of this map.

MAP DATA SOURCES

Traffic Count Locations were mapped by NHDOT and RPC over our standard base map. Traffic Counts were collected by NHDOT and RPC. Traffic count locations are labeled on this map by a unique 'Site Code' value, found in the NHDOT traffic count database. For traffic volume information refer to the most recent information found on the NHDOT website: http://webster.state.nh.us/dot/transportationplanning/traffic/rockingham.htm

Park & Ride Locations were mapped by RPC.

Bicycle Routes were provided from the NH DOT Bureau of Transportation Planning Bicycle/Pedestrian Program. The routes were developed with the assistance of the Bicycle and Pedestrian Transportation Advisory Board and many experienced cyclists throughout the state.

Elevation Contours were digitally generated from USGS 1:24,000, 7.5 minute digital elevation model (DEM) files. DEM files contain point arrays of surface elevations at a spacing of 30 meters in both the x and y directions. Production and distribution by GRANIT, CSRC, Durham, NH.

Transit Routes consist of all roads with regularly scheduled bus services and railroads with passenger service. These routes were mapped by RPC, which makes no claim to their completeness or accuracy. This information was last updated in 2004.

Base Features
Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

Miles
0 0.25 0.5 1
Kilometers
0 0.25 0.5 1

GRANIT
Rockingham Planning Commission

Jun 21, 2006
S:\d-shampt\d-maps\d-std\Shm_Trans.mxd

Features represented on this map may not be complete or current at the time of map production. RPC welcomes input concerning errors or omissions.

Billed To

LECHNER, MICHELE M.
ANDREW S. LECHNER
25 HILLDALE AVENUE
SOUTH HAMPTON, NH 03827

2009 SOUTH HAMPTON PROPERTY TAX -- BILL 2 OF 2

LECHNER, MICHELE M.

Map	Lot	Sub	Pg-Line
000002	000026	000000	0035-07

Parcel Location	Acres
25 HILLDALE AVE.	22.000

Tax Rates		Assessments		Invoice	Summary Of Taxes	
County:	$ 0.93	Taxable Land:	216,444	2009P02003507	Total Tax:	$ 6,706.00
School:	$ 9.68	Buildings:	239,100	Billing Date	- 1st Bill:	$ 3,336.00
Town:	$ 2.15	Total:	455,544	11/09/2009	- Abated/Paid:	$ 0.00
State Ed.:	$ 1.96	*Taxable Land Includes Current Use*		Payment Due Date	- Vet. Credits:	$ 0.00
				12/14/2009	+ Penalties:	$ 0.00
				Interest Rate	Amount Due:	$ 3,370.00
				12% APR After 12/14/2009		

Total Tax Rate:	$ 14.72	Net Value:	455,544

LECHNER, MICHELE M.
ANDREW S. LECHNER

25 HILLDALE AVENUE
SOUTH HAMPTON, NH 03827

SALES HISTORY

Date	Book	Page	Type	Price	Grantor
09/17/2002	3839	1921	Q I	565,000	SARA BRYANT
01/16/1978	2302	1684	Q I	1	UNKNOWN

PICTURE

LISTING HISTORY

08/15/08	KCHL
06/28/06	BHVR
10/17/00	THUM
05/10/89	RW

NOTES

8/08 INT V-GOOD LACKS UPDATES TO KIT&BATH; HSF & 3 DORMERS
FD=1BDRM THRU ANOTHER;

EXTRA FEATURES VALUATION

Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes
FIREPLACE 3-STAND	1		100	6,500.00	100	6,500	
SHED-WOOD	60	6 x 10	327	7.00	40	549	
BARN-1STY/LOFT	640	40 x 16	85	19.00	40	4,134	
						11,200	

MUNICIPAL SOFTWARE BY AVITAR

SOUTH HAMPTON ASSESSING OFFICE

VALUE SUMMARY (BASE YEAR 2008)

	2009	2010
Building:	$ 227,900	$ 227,900
Features:	$ 11,200	$ 11,200
Land:	$ 216,444	$ 216,444
PARCEL TOTAL		
	$ 455,544	$ 455,544

LAND VALUATION

Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200

Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Site: Cond	Ad Valorem	SPI	R	Driveway: Tax Value	Road: Notes
IF RES	2.000 ac	194,000	F	110	100	100	100		100	213,400	0	N	213,400	
FARM LAND	3.500 ac	x 7,500	X	93					90	22,000	60	N	924	TOPO
UNMNGD OTHER	400.000 ff	x 200	F	110					95	83,600	0	N	0	TOPO
UNMNGD OTHER	16,500 ac	x 7,500	X	93					90	103,600	100	N	2,120	TOPO
	22.000 ac									422,600			216,444	

Date	Permit ID	Permit Type	Notes

LECHNER, MICHELE M.
ANDREW S. LECHNER

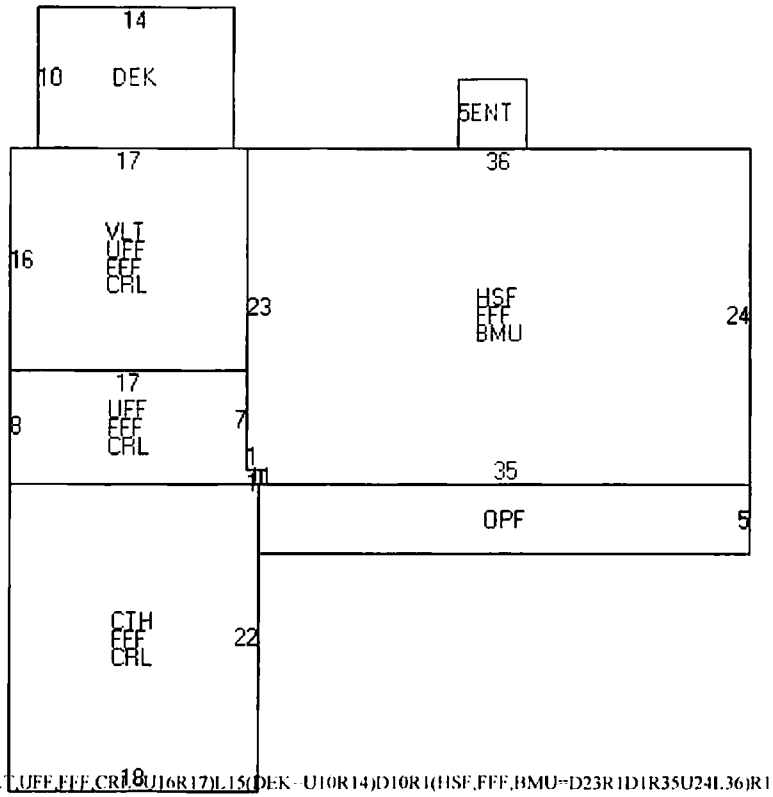
25 HILLDALE AVENUE
SOUTH HAMPTON, NH 03827

1.5 STORY FRAME CAPE BUILT IN 1940

Roof: GABLE OR HIP/ASPHALT	Bedrms: 5	Heat: OIL/HOT WATER	Base Rate:	RSA 76.00
Ext: CLAP BOARD/BOARD/BATTEN	Baths: 2.0	Quality: A3 AVG+30	Bldg. Rate:	1.2340
Int: DRYWALL	Fixtures:	Com. Wall:	Com. Wall Fctr:	
Floor: PINE/SOFT WD/HARDWOOD	A/C: No	Size Adj: 0.9685	Adjusted Base Rate:	$ 93.78

TAXABLE DISTRICTS

District	Percentage



(UFF,FFF,CRL=D8R18U1L1U7L17)(VLT,UFF,FFF,CRL=U16R17)L15(DEK=U10R14)D10R1(HSF,FFF,BMU=D23R1D1R35U24L36)R15(ENT U5R5)D29R16(OPF=D5L35)U5(CTH,FFF,CRL=D22L18)

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
CTH	CATHEDRAL	396	0.10	40
UFF	UPPER FLR FIN	409	1.00	409
FFF	FST FLR FIN	1668	1.00	1668
CRL	CRAWL SPACE	805	0.05	40
VLT	VAULTED	272	0.05	14
DEK	DECK/ENTRANCE	140	0.10	14
HSF	1/2 STRY FIN	863	0.50	432
BMU	BSMNT	863	0.15	129
ENT	ENTRANCE	25	0.10	3
OPF	OPEN PORCH FIN	175	0.25	44
		5,616		2,793

BUILDING MARKET COST NEW & DEPRECIATION

Cost New	Normal	Physical	Functional	Economic	Temporary	Total Dpr.	Assessment
	VERY GOOD		BED TO BED				
$ 261,928	12 %		1 %			13 %	$ 227,900

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194

N.H. tax stamp #22.00

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER OF REAL PROPERTY
STATE TAX COMMISSION
JAN 22 '68
P.B. 1065
= 22.00

QUITCLAIM DEED — STATE OF NEW HAMPSHIRE 921

1895 322

JAN 22 3 39 PM '68

We, Frank R. Anderson and Ruth B. Anderson, husband and wife

of Crystal Beach, Pinellas County, State of Florida

~~New Hampshire~~, for consideration paid, grant to David Dean Schmidt and Priscilla M. Schmidt, husband and wife as joint tenants with the right of survivorship and not as tenants in common

of Route 2, Box 32, Springfield, Missouri, Greene County, State of

with QUITCLAIM COVENANTS

~~(Description)~~

A certain parcel of land situate in South Hampton, Rockingham County, State of New Hampshire, together with the buildings thereon, bounded and described as follows:

Bounded Northerly by the road leading from South Hampton Hill to Newton, New Hampshire;

Beginning at the Northeast corner by land of the Estate of George M. Buxton; thence running

WESTERLY on the highway 15 rods and 3 feet to a post; thence

SOUTHERLY by land of Gertrude L. Robinson 16 rods and 11½ feet, more or less, to an iron pipe; thence

EASTERLY by land of Gertrude L. Robinson 12 rods, more or less, to an iron pipe adjoining land of Frank A. Robinson; thence

SOUTHERLY by wall and fence adjoining Frank A. Robinson's 112 rods and 12½ feet, more or less, to land of Herbert J. Price; thence

EASTERLY by wall and fence adjoining Herbert J. Price and Alfred Conlin 27 rods and 5 feet, more or less, to land of the heirs of James W. Jewell; thence running

NORTHERLY by wall and fence adjoining the Jewell Estate and Buxton Estate 69 rods and 13½ feet, more or less; thence

EASTERLY by wall adjoining Buxton Estate 8 rods and 13½ feet, more or less; thence

NORTHERLY by wall adjoining the Buxton Estate 48 rods and 6 feet, more or less to point of beginning on the highway containing 25 acres, more or less.

Being the same premises conveyed to the grantors by deed of Eva A. Jewell, dated October 24, 1946 and recorded in Rockingham Records, Book 1130, Page 439.

We, Frank R. Anderson and Ruth B. Anderson, husband and wife ~~husband~~ respectively of said Grantor, release to said Grantee all rights of dower curtesy and homestead and other interest therein.

WITNESS our hands and seals this 17th day of January, 1968

Witness:

Frank R. Anderson

Ruth B. Anderson

~~State of New Hampshire~~
STATE OF FLORIDA
~~County of~~ ss January 17th, 1968

Then personally appeared the above named Frank R. Anderson and Ruth B. Anderson and acknowledged the foregoing instrument to be their voluntary act and deed, before me

Notary Public — ~~Justice of the Peace~~

Notary Public, State of Florida at Large
My Commission Expires Sept. 17, 1971
Bonded by American Fire & Casualty Co.

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194

№ 15137

1895 323

STATE OF FLORIDA
COUNTY OF PINELLAS } SS.

I, Harold Mullendore, Clerk of the County of Pinellas, and also Clerk of the Circuit Court of the said County, the same being a Court of Record,

DO HEREBY CERTIFY THAT Alice Day

whose name is subscribed to the certificate of the proof or acknowledgment of the annexed instrument and thereon written, was at the time of taking such proof and acknowledgment, a Notary Public in and for said County, residing therein, duly commissioned and sworn, and authorized by the laws of said State to take the acknowledgments and proofs of deeds or conveyances for land, tenements or hereditaments in said State, to be recorded therein. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe the signature to said certificate of proof or acknowledgment is genuine, that I have compared the impression of the seal affixed thereto with a specimen impression thereof filed or deposited in my office, and that I believe the impression of the seal upon the original certificate is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, this 17th day of January, 1968

HAROLD MULLENDORE, Clerk Circuit Court

By Mary Jane McQueen
Deputy Clerk

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005637

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Peter W. Bryant and Sara S. Bryant, husband and wife as joint tenants with rights of survivorship, of South Hampton, Rockingham County, New Hampshire, for nominal, non-monetary consideration, grant to Sara S. Bryant, as Trustee of The Sara S. Bryant 1996 Trust, under declaration of trust dated May 14, 1996, of 25 Hilldale Avenue, South Hampton, Rockingham County, New Hampshire, with quitclaim covenants, the following described real estate:

A certain parcel of land situate in South Hampton, Rockingham County, State of New Hampshire, together with the buildings and other improvements thereon, bounded and described as follows:

Bounded Northerly by the road leading from South Hampton Hill to Newton, New Hampshire;

Beginning at the Northeast corner by land now or formerly of the Estate of George M. Buxton; thence running

WESTERLY on the highway 15 rods and 3 feet to a post; thence

SOUTHERLY by land now or formerly of Gertrude L. Robinson 16 rods and 11 1/2 feet, more or less, to an iron pipe; thence

WESTERLY by land now or formerly of Gertrude L. Robinson 12 rods, more or less, to an iron pipe adjoining land now or formerly of Frank A. Robinson; thence

SOUTHERLY by wall and fence adjoining land now or formerly of Frank A. Robinson 112 rods and 12 1/2 feet, more or less, to land now or formerly of Herbert J. Price; thence

EASTERLY by wall and fence adjoining land now or formerly of Herbert J. Price and Alfred Caplin 27 rods and 5 feet, more or less, to land now or formerly of the heirs of James M. Jewell; thence running

NORTHERLY by wall and fence adjoining land now or formerly of the Jewell Estate and Buxton Estate 69 rods and 13 1/2 feet, more or less; thence

EASTERLY by wall adjoining land now or formerly of Buxton Estate 8 rods and 13 1/2 feet, more or less; thence

NORTHERLY by wall adjoining land now or formerly of Buxton Estate 48 rods and 6 feet, more or less to point of beginning on the highway; containing 20 acres, more or less.

DEC 2 3 14 PM '96

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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ALSC

A certain parcel of land, together with the buildings and other improvements thereon, containing 1 acre, more or less, situate on the Southwesterly side of Hilldale Avenue in South Hampton, New Hampshire, and being Parcel A on plan of "Subdivision of Land for George M. Buxton in South Hampton, N.H., Scale 1"=100', March 1974, Parker Survey Assoc. Inc., Seabrook, N.H." recorded in Rockingham County Registry of Deeds as Plan #C-4457, said Parcel A being bounded and described as follows:

Beginning at the Northwesterly corner thereof at a hub at land of Schmidt et ux and Hilldale Avenue; thence running South 68 degrees 38 minutes 30 seconds East along Hilldale Avenue 72.49 feet to a hub; thence running South 66 degrees 03 minutes 40 seconds East along a stone wall and Hilldale Avenue 60.51 feet to a drill hole at the Northwesterly corner of Parcel B on said plan; thence running South 00 degrees 21 minutes 10 seconds East by said Parcel B 721.51 feet to a hub at Parcel C on said plan at a corner of a stone wall; thence running North 09 degrees 30 minutes 10 seconds West along said wall and by land of said Schmidt et ux 458.43 feet to a drill hole; thence running North 00 degrees 15 minutes 30 seconds East along said wall and by said Schmidt land 16.63 feet to a hub; thence running North 09 degrees 23 minutes 20 seconds West along said wall and by said Schmidt land 295.01 feet to a hub; thence running North 15 degrees 44 minutes 00 seconds West along said wall and by said Schmidt land 13.11 feet to the hub at Hilldale Avenue and the point of beginning.

Being the same two (2) parcels conveyed to us by deed of David Dean Schmidt and Priscilla M. Schmidt, dated January 16, 1978, and recorded with Rockingham County Registry of Deeds, Book 2302, Page 1684.

This conveyance is a non-contractual, non-monetary transfer. No transfer tax is due.

The undersigned release to said Grantee all rights of dower, curtesy and other interest therein.

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Witness our hands and seals this 14 day of May, 1996.

Witness

Witness

Peter W. Bryant

Sara S. Bryant

Commonwealth of Massachusetts

Essex , ss. May 14 , 1996

Then personally appeared the above named Peter W. Bryant and Sara S. Bryant and acknowledged the foregoing to be their free act and deed, before me,

Notary Public
My Commission Expires

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(Statutory Form of) 2220-1904

WARRANTY DEED

We, Ray P. Buxton, Jr. and Edna M. Buxton, husband and wife, as joint tenants, both of Newfields, Rockingham County, State of New Hampshire, for consideration paid, grant to David D. Schmidt and Priscilla M. Schmidt, as joint tenants with rights of survivorship, both residing on Hilldale Avenue in South Hampton in said County and State, with WARRANTY COVENANTS

A certain parcel of land, containing 1 acre, more or less, situate on the Southwesterly side of Hilldale Avenue in South Hampton, New Hampshire, and being Parcel A on plan of "Subdivision of Land for George M. Buxton in South Hampton, N. H. Scale 1" = 100', March, 1974, Parker Survey Assoc. Inc., Seabrook, N. H.", to be recorded, said Parcel A being bounded and described as follows:

Beginning at the Northwesterly corner thereof at a hub at land of Schmidt et ux and Hilldale Avenue, thence running South 68°-38'-30" East along Hilldale Avenue 72.49 feet to a hub; thence running South 66°-03'-40" East along a stone wall and Hilldale Avenue 60.51 feet to a drill hole at the Northwesterly corner of Parcel B on said plan; thence running South 00°-21'-10" East by said Parcel B 721.51 feet to a hub at Parcel C on said plan at a corner of a stone wall; thence running North 09°-30'-10" West along said wall and by land of said Schmidt et ux 458.43 feet to a drill hole; thence running North 00°-15'-30" East along said wall and by said Schmidt land 16.63 feet to a hub; thence running North 09°-23'-20" West along said wall and by said Schmidt land 295.01 feet to a hub; thence running North 15°-44'-00" West along said wall and by said Schmidt land 13.11 feet to the hub at Hilldale Avenue and the point of beginning.

Reference is to be had to said plan for a more particular description of said premises.

'74 MAY 14 PM 2:20
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

STATE OF NEW HAMPSHIRE
TAX ON TRANSFER
OF REAL PROPERTY
STATE TAX COMMISSION
$ 05.25
MAY 1974
RSA 1058
04133

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2220-1905

Being the first parcel of land described in deed of Anthony W. Reddy to us of even date, to be recorded.

This conveyance is made subject to all municipal taxes which the grantees assume and agree to pay.

We, Ray P. Buxton, Jr. and Edna M. Buxton, the said grantors, release to said grantees all our respective rights of dower, curtesy and homestead and other interests therein.

Witness our hands and seals this 3rd day of May ,1974

Witness:

A. W. Reddy to both signatures

Ray P. Buxton, Jr.

Edna M. Buxton

COMMONWEALTH OF MASSACHUSETTS

Essex ss. May 3 , 1974.

Then personally appeared the above-named Ray P. Buxton, Jr. and Edna M. Buxton, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me.

Anthony W. Reddy
Notary Public

ANTHONY W. REDDY NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS JAN. 3, 1975

My N. P. commission expires January 3, 1975.

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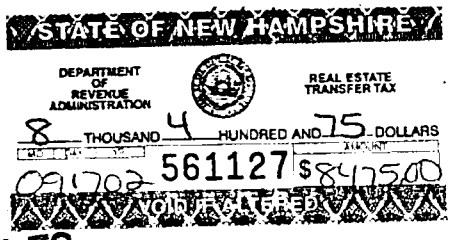

BK3839PG1921

MAIL TO

Return to:
Michele M. Lechner and Andrew S. Lechner
25 Hilldale Avenue, South Hampton, New Hampshire 03827

Warranty Deed

I, Sara S. Bryant, Trustee of the Sara S. Bryant 1996 Trust, of 25 Hilldale Avenue, South Hampton, New Hampshire 03827

for consideration paid grants to

Michele M. Lechner and Andrew S. Lechner, wife and husband of 2109 Spring Hollow Path, Round Rock, Texas 78681 as joint tenants with rights of survivorship

with *WARRANTY COVENANTS*

A certain parcel of land with the buildings thereon, situate in South Hampton, Rockingham County, State of New Hampshire, bounded and described as follows:

Bounded northerly by the road leading from South Hampton Hill to Newton, New Hampshire;

Beginning at the northeast corner by land now or formerly of the Estate of George M. Buxton; thence running

Westerly on the highway 15 rods and 3 feet to a post; thence

Southerly by land now or formerly of Gertrude L. Robinson 16 rods and 11 1/2 feet, more or less, to an iron pipe; thence

Westerly by land now or formerly of Gertrude L. Robinson 12 rods, more or less, to an iron pipe adjoining land now or formerly of Frank A. Robinson; thence

Southerly by wall and fence adjoining land now or formerly of Frank A. Robinson 112 rods and 12 1/2 feet, more or less, to land now or formerly of Herbert J. Price; thence

Easterly by wall and fence adjoining land now or formerly of Herbert J. Price nd Alfred Caplin 27 rods and 5 feet, more or less, to land now or formerly of the heirs of James N. Jewell; thence running

Northerly by wall and fence adjoining land now or formerly of the Jewell Estate and Buxton Estate 69 rods and 13 1/2 feet, more or less; thence

Easterly by wall adjoining land now or formerly of Buxton Estate 8 rods and 13 1/2 feet, more or less; thence

Northerly by wall adjoining land now or formerly of Buxton Estate 48 rods and 6 feet, more or less, to the point of beginning on the highway.

Containing 20 acres, more or less.

Also, a certain parcel of land, together with the buildings and other improvements thereon, situate on the southwesterly side of Hilldale Avenue in South Hampton, New Hampshire, and being Parcel A on plan of "Subdivision of Land for George M. Buxton in South Hampton, N.H., Scale 1" = 100', March 1974, Parker Survey Assoc., Inc., Seabrook, N.H." recorded in Rockingham County Registry of Deeds as Plan #C-4457, reference to which may be made for a more particular description.

2002 SEP 17 AM 11:40

080622

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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Containing 1 acre, more or less.

Being the same premises conveyed to Sara S. Bryant, Trustee, by deed of Peter W. Bryant abd Sara S. Bryant dated May 14, 1986 and recorded with the Rockingham Registry of Deeds at Book 3188, Page 2743.

Executed as a sealed instrument this **16th day of September, 2002.**

Sara S. Bryant Trustee

Sara S. Bryant, Trustee
Sara S. Bryant 1996 Trust

State of New Hampshire **Hillsborough, ss:**

On this **16th day of September, 2002**, before me personally appeared **Sara S. Bryant, Trustee**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Jan C. Chittick

Notary Public / Justice of the Peace
My Commission Expiration: _____

JAN C. CHITTICK
Justice of the Peace - New Hampshire
My Commission Expires June 6, 2006

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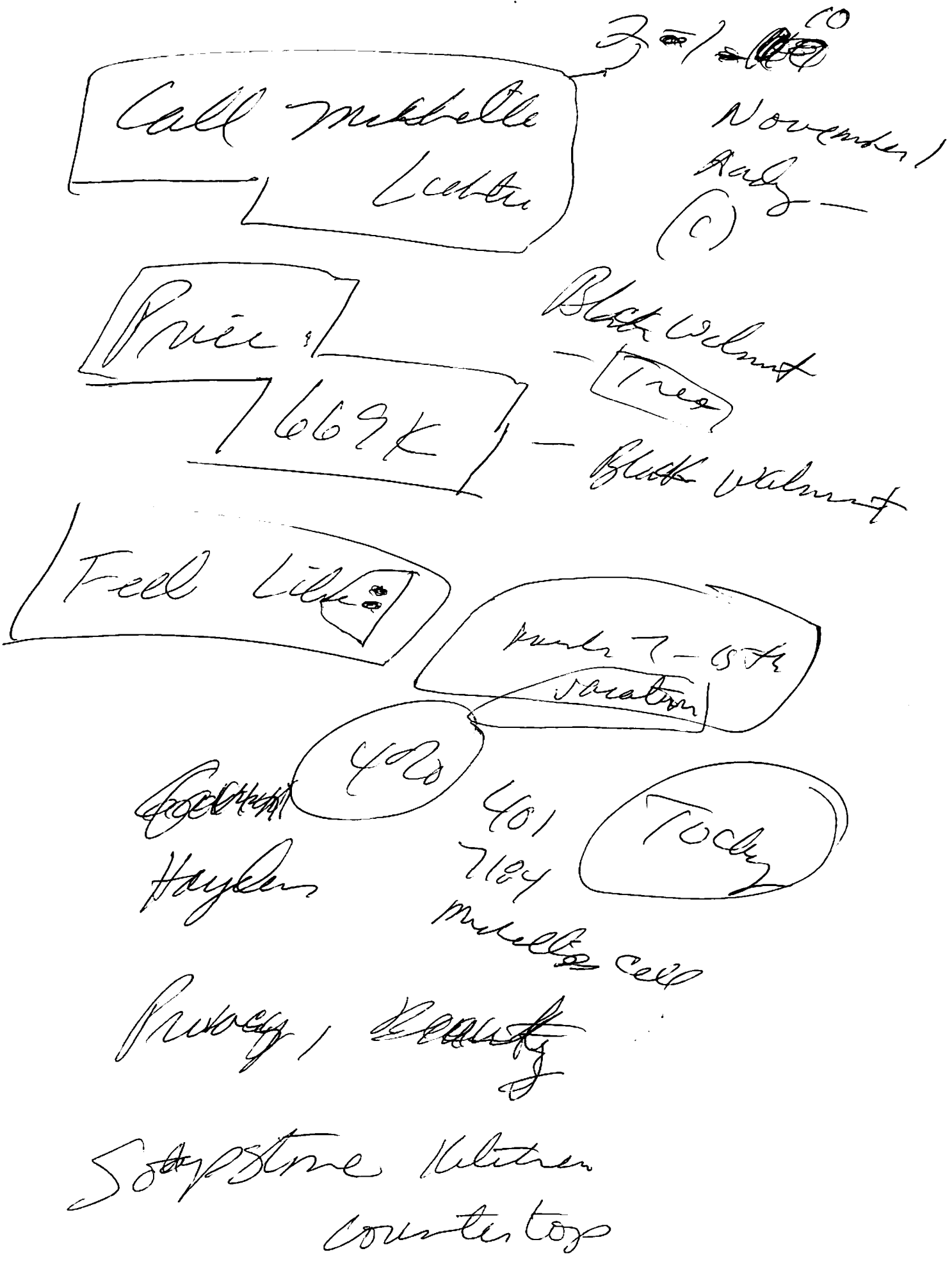
3-1-60
Call Michelle
Letter
November
Early
(C)
Price
669K
Black Walnut
Trees
Black Walnut
Fall Like
Punch 7-8th
Donation
401
Hayden
401
7184
Michelle Call
Privacy,
Soapstone Kitchen
Countertop

Residential
2828164 Active

25 Hilldale Avenue
South Hampton, New Hampshire 03827

(0) (24)

L$679,900

Style:	1 1/2 Story , Cape	Rooms:	9
Year Built:	1940	Bedrooms:	4
Color:		Total Baths:	2
Taxes:	$ 6,706.00	Full:	2
Taxes TBD:	No	3/4 Baths:	0
Tax Year:	2009	1/2 Baths:	0
Monthly Assoc.$:	$	Garage Capacity:	0
Lot Acre:	21.00	Garage Type:	None
Lot SqFt:	914,760	Total Fin SqFt:	2,922
Road Frontage:		Apx Fin Above Grd:	2,922
Water Frontage:		Apx Fin Below Grd:	0
Water Acc Type:		Foot Print:	
Zoning:	Res		

Water Body Type:		Water Body Restr.:		Surveyed: No	Seasonal: No
Water Body Name:		Current Use:		Flood Zone: Unknown	Owned Land:

Public Rems: This bright & sunny, country paradise includes a beautifully landscaped 9 room, updated & expanded cape on over 20 acres of trails, woods, and meadows for hiking/horseback riding; 4 bedrooms (one on 1st floor and fireplaced master suite on 2nd floor); country fireplaced kitchen with soapstone counters, newer appliances & center island; stately fireplaced great room with vaulted ceilings, antique imported doors & wide planked floors; dining room with, hutch, & wide board wainscoting; newer roofing shingles; many newer windows, newer heating & central air conditioning, 2 stall barn with newer roof shingles, wrap around composite rear decking, fenced yard, shed & much more. Property is near Mass/NH state line. Great commuter location; minutes from Interstates 95 & 495 and Amesbury. 50 minutes to Boston.

Directions: Main St to Market Sq slight left onto South Hampton Rd left onto Hilldale

APPROXIMATE ROOM DIMENSIONS

ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL	ROOM	DIMS	BASEMENT	1ST FL	2ND FL	3RD FL
Full Bath			1			1/2 Bath					
3/4 Bath				1		Den					
Dining Rm			1			Family Rm			1		
Kitchen			1			Living Rm			1		
Master BR				1		2nd BR			1		
3rd BR				1		4th BR				1	
Other Rm 1						Other Rm 2					
Other Rm 3											

FEATURES

Amenities:	Cathedral Ceilings , Deck , Eat In Kitchen , Fireplace-Wood , Master BR with BA , Out Building , Porch		
Basement:	Full , Unfinished , Storage Space		
Construction:	Wood Frame		
Driveway:	Paved	Electric:	100 Amp
Appliances:	Dishwasher , Microwave , Refrigerator	Exterior:	Shingle , Wood
Financing:		Foundation:	Brick
Garage/Park:	None	Heating/Cool:	Central Air , Hot Air
Heat Fuel:	Oil	Lot Desc:	Fields , Horse Prop , Landscaped , Sloping , Walking Trails , Wooded , Country Setting , Wooded Setting
Negotiable:		Restrictions:	
Roads:	Public	Roof:	Shingle-Asphalt
Sewer:	1000 Gallon , Leach Field , Private	Water:	Drilled Well , Private
Fee Includes:		Water Heater:	Oil
Disability:			

Book/Pg:	3839/ 1921	Tax Rate:	$	Tax Class:		Tax Reduct:	No
Elderly:	No	Veteran:	Unknown	Other:		Map/Blck/Lot:	00002/ 26/ 00000
Covenant:	Unknown	Assmt:	$	Assmt Yr:		Recorded Deed:	Warranty
Elem Sch:		Jr./Mid Sch:		High Sch:		District:	
County:	Rockingham	New Const:	No	Source SqFt:	Apprsl	Closed Date:	
Excl Sale:		Devel/Subdiv:					

PREPARED BY

Mike Clarizio
Clarizio Properties LLC
566 Islington Street
Portmouth, NH 03801
Lister: Mike Clarizio of Clarizio Properties LLC

Email : mike@clarizioproperties.com
Off. Ph# : (603) 580-2055
Agt. Ph# : (603) 580-2055 ext.
Cell Ph# : (603) 235-8233
Fax Ph# : (603) 580-2056

Clarizio Properties

www.clarizioproperties.com

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER

REALTOR® Equal Housing Opportunity

The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by the SELLER, or any real estate FIRM representing the SELLER, and is not a substitute for any inspection by the BUYER. SELLERS authorize FIRM in this transaction to disclose the information in this statement to other real estate agents and to prospective buyers of this property.

NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE. IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.

1. **SELLER:** Michele M. Lechner and Andrew S. Lechner
2. **PROPERTY LOCATION:** 25 Hilldale Avenue, South Hampton, NH 03827
3. **CONDOMINIUM, CO-OP, PUD DISCLOSURE RIDER OR MULTIFAMILY DISCLOSURE RIDER ATTACHED?** __ Yes X No
4. **SELLER:** X has __ has not occupied the property for 6 1/2 years.
5. **WATER SUPPLY** Note: Well pump + tank replaced in 2009.

Please answer all questions regardless of type of water supply.

a. TYPE OF SYSTEM: Public X Private Seasonal Unknown
Drilled Dug X Other There is a second dug well which isn't currently used

b. INSTALLATION: Location: North side of house near driveway
Installed By: unknown Date of Installation unknown
What is the source of your information? Prior Owner

c. USE: Number of Persons currently using the system: 5 people
Does system supply water for more than one household? Yes X No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
Pump: Replaced in 2009 Yes X No N/A Quantity: Yes No
Quality: Yes X No Unknown
If Yes to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? X Yes No Date of most recent test Fall 2002
IF YES to any question, please explain in comment section below or with attachment.
Are you aware of any test results reported as unsatisfactory or satisfactory with notations? Yes No
IF YES, are test results available? Yes No What steps were taken to remedy the problem?

COMMENTS:

6. **SEWAGE DISPOSAL SYSTEM**

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes X No
Private: X Yes No Unknown:

b. IF PUBLIC OR COMMUNITY/SHARED:
Have you experienced any problems such as line or other malfunctions? Yes X No
What steps were taken to remedy the problem?

c. IF PRIVATE:
TANK: X Septic Tank Holding Tank Cesspool Unknown Other
Tank Size (2) 1000 Gal. Unknown Other
Tank Type X Concrete Metal Unknown Other 1st unknown
Location: In backyard off deck + steps Location Unknown Date of Installation: 2nd - 1973±
Date of Last Servicing: 9/21/09 Name of Company Servicing Tank: Bodwell Septic
Have you experienced any malfunctions? Yes X No
Comments:

d. LEACH FIELD: X Yes No Other
IF YES: Location: West side of house Size Unknown
Date of installation of leach field: unknown Installed By:
Have you experienced any malfunctions? Yes X No
Comments:

SELLER(S) INITIALS AML / BUYER(S) INITIALS ____ / ____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER

REALTOR® Equal Housing Opportunity

PROPERTY LOCATION: 25 Hilldale Avenue, South Hampton, NH 03827

e. IS SYSTEM LOCATED IN A SHORELAND ZONE? Yes X No Unknown
IF YES, has a site assessment been done? Yes No Unknown
SOURCE OF INFORMATION: _____
COMMENTS: _____

7. **INSULATION**

LOCATION	Yes	No	Unknown	If YES, Type	Amount	Unknown
Attic or Cap	X					X
Crawl Space	X					X
Exterior Walls	X					X
Floors	X					X

8. **HAZARDOUS MATERIAL**

a. UNDERGROUND STORAGE TANKS - **Current or previously existing**:
Are you aware of any past or present underground storage tanks on your property? Yes X No Unknown
IF YES: Are tanks currently in use? Yes No
IF NO: How long have tank(s) been out of service? _____
What materials are, or were, stored in the tank(s)? _____
Age of tank(s): _____ Size of tank(s): _____
Location: _____
Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____
If tanks are no longer in use, have tanks been removed? Yes No Unknown

b. ASBESTOS - **Current or previously existing:**
As insulation on the heating system pipes or ducts? Yes X No Unknown
In the siding? Yes X No Unknown In the roofing shingles? Yes X No Unknown
In flooring tiles? Yes X No Unknown Other _____ Yes No Unknown
If YES, Source of information: _____
Comments: _____

c. RADON/AIR - **Current or previously existing:**
Has the property been tested? X Yes No Unknown
If YES: Date: Sept 2002 By: Seacoast Analytical
Results: < 4.0 pCi/L If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes X No
Are test results available? Yes X No Comments: _____

d. RADON/WATER - **Current or previously existing:**
Has the property been tested? X Yes No Unknown
If YES: Date: Sept 2002 By: Seacoast Analytical
Results: 2,837 pCi/L If applicable, what remedial steps were taken? _____
Has the property been tested since remedial steps? Yes X No
Are test results available? X Yes No Comments: See attached

e. LEAD-BASED PAINT - **Current or previously existing:**
Are you aware of lead-based paint on this property? Yes X No
If YES: Source of information: _____
Are you aware of any cracking, peeling, or flaking lead-based paint? Yes X No
Comments: _____

f. Are you aware of any other hazardous materials? Yes X No
If YES: Source of information: _____
Comments: _____

SELLER(S) INITIALS AJL / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER

REALTOR® Equal Housing Opportunity

PROPERTY LOCATION: 25 Hilldale Avenue, South Hampton, NH 03827

9. GENERAL INFORMATION

a. Is this property subject to liens, encroachments, easements, rights-of-way, leases, restrictive covenants, attachments, life estates, or right of first refusal?
Yes X No Unknown If YES, Explain: _____
What is your source of information? deed

b. Is this property subject to special assessments, betterment fees, association fees, or any other transferable fees?
Yes X No Unknown If YES, Explain: _____
What is your source of information? _____

c. Are you aware of any onsite landfills or any other factors, such as soil, flooding, drainage, etc?
Yes X No If YES, Explain: _____

d. Are you aware of any problems with other buildings on the property? Yes X No If YES, Explain: _____

e. Are you receiving a tax exemption for this property for any reasons? Yes X No Unknown
If YES, Explain: _____

f. Is any part of this property in Current Use? X Yes No Unknown If YES, Explain: _____

g. Is this property located in a Federally Designated Flood Zone? Yes X No Unknown

h. Has the property been surveyed? Yes No X Unknown If YES, By: _____
If YES, is survey available? Yes No Unknown

i. How is the property zoned? residential

j. Heating System Age: 5 yrs Type: High velocity Fuel: Oil Tank/Location: basement
Owner of Tank: _____
Annual Fuel Consumption: _____ Price: _____ Gallons: _____
Comments: _____

k. Roof Age: 3 yrs Type of Roof Covering: _____
Moisture or leakage: none
Comments: Roof is fairly new and has a 30 year transferable warranty

l. Foundation/Basement: X Full X Partial Other: _____ Type: _____
Moisture or leakage: minimal
Comments: _____

m. Chimney(s) How Many? 2 Lined? yes Last Cleaned: unknown Problems? no

n. Plumbing Type: copper Age: 30+
Comments: _____

o. Domestic Hot Water: Age: 5 yrs Type: on demand Gallons: _____

p. Electrical System Amps: _____ X Circuit Breakers Fuses
Comments: _____

q. Modifications: Are you aware of any modifications or repairs made without the necessary permits? Yes X No
If Yes, please explain: _____

r. Pest Infestation: Are you aware of any past or present pest infestations? X Yes No Type: Powder post beetles -
Comments: prior owner had noted they were treated - we have not had any issues

s. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property? (Per RSA 477:4-g) Yes X No If YES, please explain: _____

t. Other (e.g. Alarm System, Irrigation System, etc.) _____

NOTICE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS AJV / _____ BUYER(S) INITIALS _____ / _____

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PROPERTY DISCLOSURE - RESIDENTIAL ONLY

New Hampshire Association of REALTORS® Standard Form
TO BE COMPLETED BY SELLER

REALTOR® Equal Housing Opportunity

PROPERTY LOCATION: 25 Hilldale Avenue, South Hampton, NH 03827

10. ADDITIONAL INFORMATION
   a. ATTACHMENT EXPLAINING CURRENT PROBLEMS, PAST REPAIRS, OR ADDITIONAL INFORMATION?
      X Yes ___ No
   b. ADDITIONAL COMMENTS:

We have made several improvements to the property since purchasing in 2002. See list attached.

I HAVE PROVIDED THE INFORMATION CONTAINED IN THIS INFORMATION STATEMENT AND REPRESENT THAT ALL STATEMENTS AND INFORMATION ARE CORRECT. I UNDERSTAND THAT INFORMATION CONTAINED IN THIS INFORMATION STATEMENT WILL BE COMMUNICATED TO PROSPECTIVE BUYERS.

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE ***KNOWN*** INFORMATION TO BUYER(S).

Michele Lechner 2-19-10
SELLER Michele M. Lechner DATE

Andrew Lechner 4/5/10
SELLER Andrew S. Lechner DATE

I/WE HAVE READ AND RECEIVED A COPY OF THIS DISCLOSURE AND UNDERSTAND THAT I/WE SHOULD SEEK INFORMATION FROM PROFESSIONALS NORMALLY ENGAGED IN THE BUSINESS REGARDING ANY SPECIFIC ISSUES OF CONCERN.

BUYER DATE BUYER DATE

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SEACOAST ANALYTICAL SERVICES
2 Woodside Drive
Durham, New Hampshire 03824
Tel/Fax 603-868-1457

SUPERIOR QUALITY & SERVICE SINCE 1989

RADON TEST RESULTS

Date: August 9, 2002 Reference#: S08082CR

Client: Gartner Company (Andrew & Michelle Lechner)
900 Chelmsford Street
Tower 2, Floor 9
Lowell, MA 01851

GH1-1928

YOUR RADON IN WATER RESULTS

Test Site: 25 Hilldale Avenue
South Hampton, NH

2,831 pCi/L

Seacoast Analytical Services is a National Radon Safety Board Accredited Radon Laboratory (NRSB # ARL0008) in New Hampshire, Maine, Massachusetts, Vermont, Rhode Island, and Connecticut. We are also registered (#TB07800C) as required with the State of Maine.

Reading the attached sheet "Understanding Your Radon Test Results" should help you interpret this report. Further information and advice is available by contacting any of the state radon programs (phone numbers are listed below) and through the EPA internet site (www.epa.gov/faq/radon).

New Hampshire	(603-271-4674)	Maine	(207-287-5676)
Massachusetts	(413-586-7525)	Vermont	(802-865-7730)
Rhode Island	(401-222-2438)	Connecticut	(860-509-7367)

Mel Mosley
Laboratory Director

SEACOAST ANALYTICAL SERVICES
2 Woodside Drive
Durham, New Hampshire 03824
Tel/Fax 603-868-1457

WATER TEST RESULTS

Date: August 9, 2002 Reference #: S08082C GHL-1928

Client: Gartner Co (Andrew & Michelle Lechner)
900 Chelmsford Street
Tower 2, Floor 9
Lowell, MA 01851

Water location: 25 Hilldale Avenue
South Hampton, NH

Test Method	ANALYTE (mg/L) = milligrams per liter	EPA MAXIMUM recommended concentration	YOUR WATER'S VALUE < means less than	Exceeds Primary Standard	Exceeds Secondary Standard
EPA 300.0	Fluoride (mg/L)	4.0	< 0.3	-	-
EPA 300.0	Chloride (mg/L)	250	31	-	-
EPA 300.0	Nitrite-N (mg/L)	1.0	< 0.5	-	-
EPA 300.0	Nitrate-N (mg/L)	10.0	< 1.0	-	-
EPA 150.1	pH (range)	(6.5 - 8.5)	7.7	-	-
SM 3111B	Hardness (mg/L)	No limit	< 10	-	-
SM 3111B	Sodium (mg/L)	250	< 5	-	-
SM 3111B	Iron (mg/L)	0.300	< 0.100	-	-
SM 3111B	Manganese (mg/L)	0.050	< 0.025	-	-
SM 3111B	Copper (mg/L)	1.300	< 0.050	-	-
SM 3113B	Lead (mg/L)	0.015	< 0.005	-	-
SM 3113B	Arsenic (mg/L)	0.010 *	0.023	-	-
COLILERT	Total Coliform Bacteria	absent	absent	-	-
COLILERT	E. Coli Bacteria	absent	absent	-	-

THE TESTED PARAMETERS MEET FEDERAL PRIMARY DRINKING WATER STANDARDS. Secondary standards measure the aesthetic quality of the water and if exceeded should not affect healthy individuals. Analytes which exceed the recommended concentration or range are indicated with an X under the primary or secondary column above.

*The primary standard for arsenic is 0.050 mg/L, but 0.010 mg/L is recommended now and will become the primary standard in 2006.
Date/time sampled: 8/7/02 5:30pm
Date received: 8/8/02
EPA 150.1, EPA 300.0 analysis: 8/8/02
COLILERT analysis: 8/8/02
SM3111B, SM3113B analysis: 8/9/02
THIS REPORT IS CONFIDENTIAL. IF YOU RECEIVE THIS INFORMATION IN ERROR, PLEASE CALL 603-868-1457.

SEACOAST ANALYTICAL SERVICES is a NHELAP Accredited Laboratory (# 1733) for the analysis of fluoride, chloride, nitrite-N, nitrate-N, pH, sodium, calcium, magnesium, total hardness, iron, manganese, lead, arsenic, copper, turbidity, conductivity, sulfate, total coliform bacteria and E. coli bacteria by Colilert and Colisure. This sample was received and analyzed in compliance with the National Environmental Laboratory Accreditation Conference (NELAC) requirements. Please call with questions regarding this analysis, or anytime that we might be of service.

Mel Mosley, Laboratory Director

IMPROVEMENTS -

Installation of High Velocity central Heating/AC system to replace electric heat
Energy efficient system with on-demand water-boiler
(electric heat still functioning if desired)

Remove old carpeting and repair/restore original hard wood floors throughout

Tile entry way, downstairs and upstairs bathroom

Install custom wood blinds to all bedroom, office and living room windows

Expand/Upgrade Outside Deck – High-End, no maintenance composite materials

Add lamp post to outside of house

Upgrade Kitchen - new appliances, center island, countertops (soap stone), paint, recessed lighting

Replace Roof – with 30-year warranty

Replace windows in kitchen/bedrooms/office & add storm windows (est.. 70%)

Add recessed lighting throughout house

OTHER FEATURES –

Trees –
Apple
Black Walnut (multiple – one fairly mature)
Peach
Pear
Chestnut
Lilac
3 mature Blueberry Bushes

Inside –
Functioning fire-place in kitchen
Hand-carved, antique mantle in master bedroom (functioning fireplace in master)
Functioning wood-box in living room
Imported antique doors and hutch in great-room and dining room
Imported wide-board wainscoting in dining room
Authentic old New England barn beams/rafters in great room
Wide-plank floors in great room

Well –
Artesian well – main source
Dug well – available (previously primary source)
New pump, new tank

Barn –

New roof
Dry
2 entry/exit
Well-lit natural light
Electric
Hay-loft
Storage beneath

Fence
3-rail fence surrounding

Path/"road" to back of property
Connections to multiple paths for hiking, horse-riding
Hunting available on property

Surrounding -
50 minutes to Boston
30 minutes to Portsmouth
15 minutes to Newburyport
85 minutes to Portland
5 minutes to 95 or 495
Boarder of NH/MA

Taxes –
One of lowest tax-rates in state

Property Address: 25 Hilldale Avenue, South Hampton NH 03827

SUPPLEMENTAL PROPERTY DISCLOSURE

Personal Property Included In Sale

Electric Range	X	Disposal		Fireplace Screen	
Gas Range		Washer	negotiable	Fireplace Equipment	
Refrigerator	X	Dryer	negotiable	Woodstove(s) (#)	X
Dishwasher	X	Drapes	X	Garage Door Opener(s)	
Microwave		Curtains	X	Hot Tub	
Trash Compactor		Blinds	X	Satellite Dish	
Garbage Disposal	X	Pool		Pool Equipment	
Island Counter	X	Bath Mirrors	X	Storage Shed	X

Other(s) _____

The above items of Personal Property are included with the sale at no additional cost, "as is" condition with no warranties. Seller represents that such items shall be operational at the time of closing.

Items Not Included In Sale

_____

Rented Or Leased Items:

Gas/Propane/Kerosene Tanks ____ Company Rented From: _____

Hot Water Tank ____ Company Rented From: _____

Other Items _____

Miscellaneous

Electric Company: Unitil Telephone Co. Fairpoint Comm

Water District: n/a Sewer Dept: n/a

Septic Tank Pumped by: Bodwell Septic Date last Pumped: 9-21-09

Cable Co. Comcast Internet Provider Comcast

Fuel Company: Atlantic Oil Homeowners Ins. Co. All State

Estimated **Heating Cost** for year: $ _____ Estimated **Gallons** Used per year _____

Estimated **Electric Cost** for year: $ _____ Hot Water Tank Electric: Yes ___ No ___

Public (X) or Private ____ Trash Removal Service Pick-Up Day Friday mornings

Recycling: Plastic/Glass Pick-Up Day everyother Friday morning

Association Fees (Yearly/monthly) n/a Roads Public ___ Roads Private ____

If Private, who maintains roads: _____ Cost $ _____

Any pending lawsuits against the property or Homeowners Association? Yes ___ No X

Are Smoke Detector Hardwired Yes ____ No X

Painting: Two Penn
Don Penniman

Snow Plow / Field Plowing: Richard Verge 394-7950

Lawn Mowing: Rob Kennedy 978-944-2711

Electrician: Morrill Electric 978-388-1522

School Information:

School District: South Hampton Barnard School K-8 ?

High School: Amesbury High School Bus Pick Up: Yes ✱ No ____
(Name)

Location of Bus Pick Up from house: ~~end of driveway~~ ?

Jr. High School: South Hampton Bus Pick Up: Yes X No ____
(Name)

Location of Bus Pick Up from house: end of driveway

Elementary School: South Hampton Bus Pick Up: Yes X No ____
(Name)

Location of Bus Pick Up from house: end of driveway

Michele Lecher 2-19-10 Andrew Stechman 4/5/10
Seller Date Seller Date

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FOR HOUSING SALES

REALTOR® Equal Housing Opportunity

This Disclosure Form is from the National Lead Information Center under the United States Environmental Protection Agency. This is not a New Hampshire Association of REALTORS® form.

Property Address: 25 Hilldale Avenue, South Hampton, NH 03827

LEAD WARNING STATEMENT

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(ii) X Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

(ii) X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (initial)

(f) MM Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Michele Lechner	2-19-10		Andrew S. Lechner	4/5/10	
Seller Michele M. Lechner	Date		Seller Andrew S. Lechner	Date	
Purchaser	Date		Purchaser	Date	
MJ	3/11/10				
Agent Michael J. Clarizio	Date		Agent	Date	

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STATE OF NEW HAMPSHIRE

DEPARTMENT OF REVENUE ADMINISTRATION

REAL ESTATE TRANSFER TAX

8 THOUSAND 4 HUNDRED AND 75 DOLLARS

091702 561127 $8475.00

VOID IF ALTERED

BK3839PG1921

MAIL TO

Return to:
Michele M. Lechner and Andrew S. Lechner
25 Hilldale Avenue, South Hampton, New Hampshire 03827

Warranty Deed

I, Sara S. Bryant, Trustee of the Sara S. Bryant 1996 Trust, of 25 Hilldale Avenue, South Hampton, New Hampshire 03827

for consideration paid grants to

Michele M. Lechner and Andrew S. Lechner, wife and husband of 2109 Spring Hollow Path, Round Rock, Texas 78681 as joint tenants with rights of survivorship

with *WARRANTY COVENANTS*

A certain parcel of land with the buildings thereon, situate in South Hampton, Rockingham County, State of New Hampshire, bounded and described as follows:

Bounded northerly by the road leading from South Hampton Hill to Newton, New Hampshire;

Beginning at the northeast corner by land now or formerly of the Estate of George M. Buxton; thence running

Westerly on the highway 15 rods and 3 feet to a post; thence

Southerly by land now or formerly of Gertrude L. Robinson 16 rods and 11 1/2 feet, more or less, to an iron pipe; thence

Westerly by land now or formerly of Gertrude L. Robinson 12 rods, more or less, to an iron pipe adjoining land now or formerly of Frank A. Robinson; thence

Southerly by wall and fence adjoining land now or formerly of Frank A. Robinson 112 rods and 12 1/2 feet, more or less, to land now or formerly of Herbert J. Price; thence

Easterly by wall and fence adjoining land now or formerly of Herbert J. Price nd Alfred Caplin 27 rods and 5 feet, more or less, to land now or formerly of the heirs of James N. Jewell; thence running

Northerly by wall and fence adjoining land now or formerly of the Jewell Estate and Buxton Estate 69 rods and 13 1/2 feet, more or less; thence

Easterly by wall adjoining land now or formerly of Buxton Estate 8 rods and 13 1/2 feet, more or less; thence

Northerly by wall adjoining land now or formerly of Buxton Estate 48 rods and 6 feet, more or less, to the point of beginning on the highway.

Containing 20 acres, more or less.

Also, a certain parcel of land, together with the buildings and other improvements thereon, situate on the southwesterly side of Hilldale Avenue in South Hampton, New Hampshire, and being Parcel A on plan of "Subdivision of Land for George M. Buxton in South Hampton, N.H., Scale 1" = 100', March 1974, Parker Survey Assoc., Inc., Seabrook, N.H." recorded in Rockingham County Registry of Deeds as Plan #C-4457, reference to which may be made for a more particular description.

2002 SEP 17 AM 11:40

080622

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

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Containing 1 acre, more or less.

Being the same premises conveyed to Sara S. Bryant, Trustee, by deed of Peter W. Bryant abd Sara S. Bryant dated May 14, 1986 and recorded with the Rockingham Registry of Deeds at Book 3188, Page 2743.

Executed as a sealed instrument this **16th day of September, 2002.**

Sara S. Bryant Trustee

Sara S. Bryant, Trustee
Sara S. Bryant 1996 Trust

State of New Hampshire **Hillsborough**, ss:

On this **16th day of September, 2002**, before me personally appeared **Sara S. Bryant, Trustee**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.

Jan C. Chittick

Notary Public / Justice of the Peace
My Commission Expiration: _____

JAN C. CHITTICK
Justice of the Peace - New Hampshire
My Commission Expires June 6, 2006

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Billed To

LECHNER, MICHELE M.
ANDREW S. LECHNER
25 HILLDALE AVENUE
SOUTH HAMPTON, NH 03827

2009 SOUTH HAMPTON PROPERTY TAX -- BILL 2 OF 2

LECHNER, MICHELE M.

Map	Lot	Sub	Pg-Line
000002	000026	000000	0035-07

Parcel Location	Acres
25 HILLDALE AVE.	22.000

Tax Rates	
County:	$ 0.93
School:	$ 9.68
Town:	$ 2.15
State Ed.:	$ 1.96

Assessments	
Taxable Land:	216,444
Buildings:	239,100
Total:	455,544

Taxable Land Includes Current Use

Invoice
2009P02003507

Billing Date
11/09/2009

Payment Due Date
12/14/2009

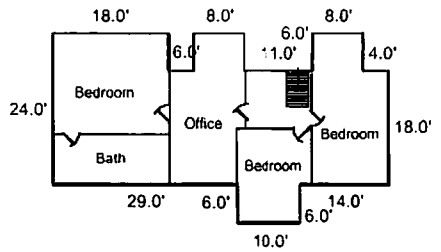
Interest Rate
12% APR After 12/14/2009

Summary Of Taxes	
Total Tax:	$ 6,706.00
- 1st Bill:	$ 3,336.00
- Abated/Paid:	$ 0.00
- Vet. Credits:	$ 0.00
+ Penalties:	$ 0.00
Amount Due:	**$ 3,370.00**

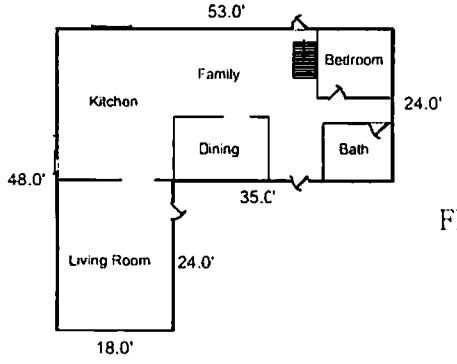
Total Tax Rate:	$ 14.72	Net Value:	455,544

FLOORPLAN

Borrower: Andrew & Michele Lechner | File No.: 25hilldh
Property Address: 25 Hilldale Avenue | Case No.:
City: South Hampton | State: NH | Zip: 03827
Lender: Americor Lending Group



SECOND FLOOR



FIRST FLOOR

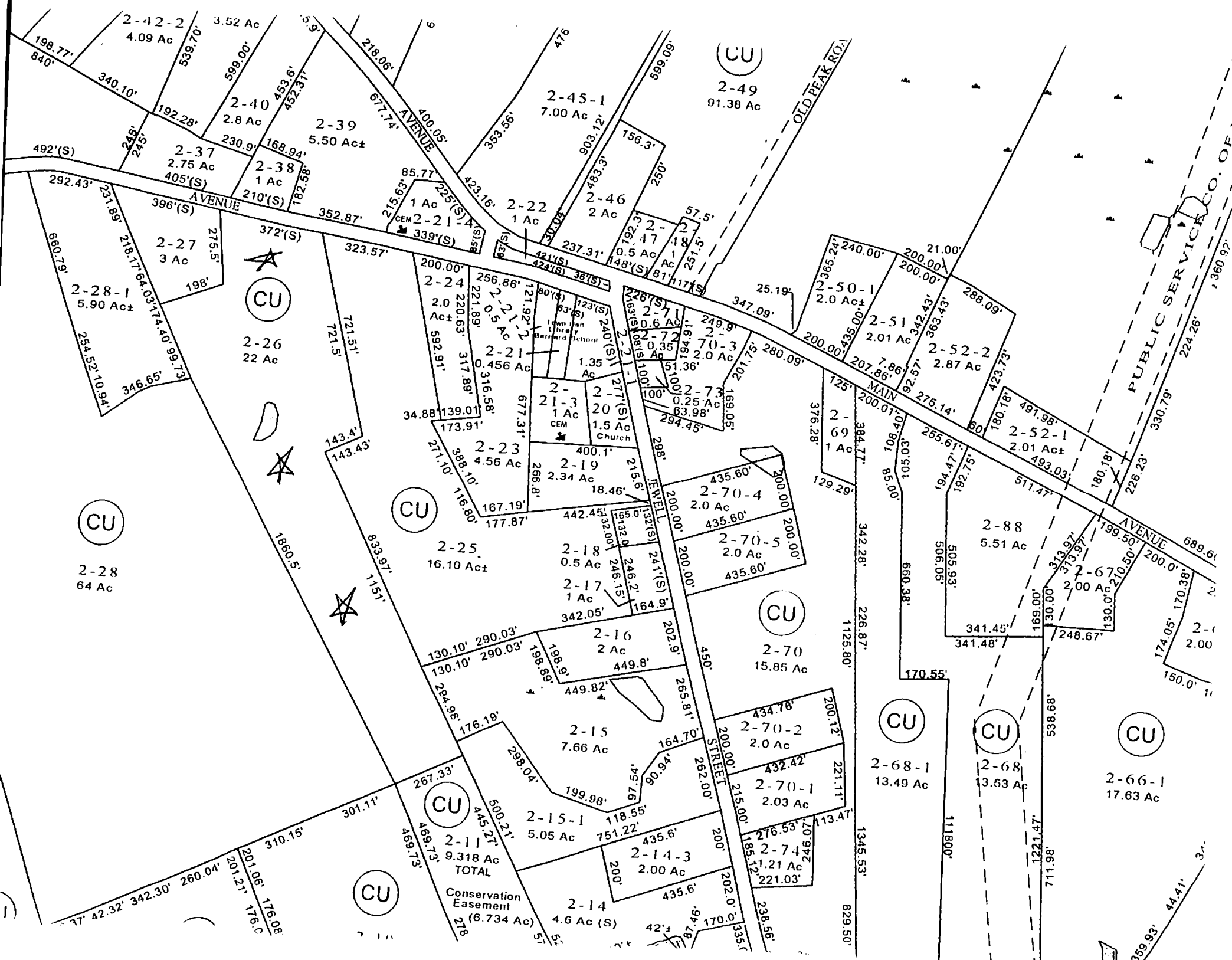
Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY

Code	Description	Size	Totals
GLA1	First Floor	1704.00	1704.00
GLA2	Second Floor	1218.00	1218.00
TOTAL LIVABLE	(rounded)		2922

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
18.0	x	48.0	864.00
24.0	x	35.0	840.00
Second Floor			
6.0	x	10.0	60.00
6.0	x	8.0	48.00
6.0	x	8.0	48.00
18.0	x	53.0	954.00
6.0	x	18.0	108.00
7 Areas Total (rounded)			2922


2-42-2
4.09 Ac
3.52 Ac
2-40
2.8 Ac
2-39
5.50 Ac±
2-37
2.75 Ac
2-38
1 Ac
2-45-1
7.00 Ac
2-49
91.38 Ac
OLD PEAK RD.
2-46
2 Ac
2-22
1 Ac
2-21-4
1 Ac
CEM
2-47
0.5 Ac
2-48
1 Ac
2-50-1
2.0 Ac±
2-51
2.01 Ac
2-52-2
2.87 Ac
2-52-1
2.01 Ac±
2-27
3 Ac
2-28-1
5.90 Ac±
2-28
64 Ac
2-26
22 Ac
2-24
2.0 Ac±
2-21-2
0.5 Ac
2-21
0.456 Ac
2-21-3
1 Ac
CEM
2-20
1.5 Ac
Church
2-71
0.5 Ac
2-72
0.35 Ac
2-70-3
2.0 Ac
2-73
0.25 Ac
2-23
4.56 Ac
2-19
2.34 Ac
2-25
16.10 Ac±
2-18
0.5 Ac
2-17
1 Ac
2-16
2 Ac
2-15
7.66 Ac
2-15-1
5.05 Ac
2-11
9.318 Ac
TOTAL
Conservation Easement
(6.734 Ac)
2-14
4.6 Ac (S)
2-14-3
2.00 Ac
2-74
1.21 Ac
2-70-4
2.0 Ac
2-70-5
2.0 Ac
2-70-2
2.0 Ac
2-70-1
2.03 Ac
2-70
15.85 Ac
2-69
1 Ac
2-88
5.51 Ac
2-67
2.00 Ac
2-68-1
13.49 Ac
2-68
13.53 Ac
2-66-1
17.63 Ac
CU
AVENUE
MAIN AVENUE
JEWELL STREET
PUBLIC SERVICE CO. OF
Town Hall
Library
Barnard School

Printed from Internet by Acct #: s58 on 4/21/2010

2

1113 003

(see discharge Book 1097 Page 296)

DIS. 1097-296

1113 003

KNOW ALL MEN BY THESE PRESENTS

THAT We, Frank R. Anderson and Ruth B. Anderson, husband and wife, of South Hampton, Rockingham County, State of New Hampshire

hereinafter called the mortgagorS,

For and in consideration of the sum of five hundred ($500.00)

- - - - - - - - Dollars,

to us in hand, before the delivery hereof, well and truly paid by

Earl C. Lieber of Newburyport, Essex County, Commonwealth of Massachusetts

hereinafter called the mortgagee,

the receipt whereof we do hereby acknowledge, have given, granted, bargained and sold, and by these presents do give, grant, bargain, sell, convey and confirm unto the said mortgagee, his heirs, successors and assigns forever,

A certain parcel of land with the buildings thereon situate in South Hampton, New Hampshire aforesaid, bounded and described as follows: Bounded Northerly by the road leading from said South Hampton Hill to Newton, New Hampshire; beginning at the Northeasterly corner by land of the Estate of George M. Buxton; thence running Westerly on the highway fifteen (15) rods and three (3) feet to a post; thence Southerly by land of Gertrude L. Robinson sixteen (16) rods, eleven and one-half (11½) feet more or less, to an iron pipe; thence Westerly by land of Gertrude L. Robinson twelve (12) rods, more or less, to an iron pipe adjoining land of Frank A. Robinson; thence Southerly by wall and fence adjoining Frank A. Robinson's land one hundred and twelve (112) rods and twelve and one-half (12½) feet, more or less, to land of Herbert J. Price; thence Easterly by wall and fence adjoining Herbert J. Price and Alfred Caplin twenty-seven (27) rods and five (5) feet, more or less to land of the heirs of James M. Jewell; thence running Northerly by wall and fence adjoining the Jewell Estate and Buxton Estate sixty-nine (69) rods and thirteen and one-half (13½) feet, more or less; thence Easterly by the wall adjoining Buxton Estate eight (8) rods and thirteen and one-half (13½) feet, more or less; thence Northerly by wall adjoining the Buxton Estate forty-eight (48) rods and six (6) feet, more or less, to point of beginning on the highway containing twenty (20) acres, more or less.

The above tract contains the entire land conveyed to James M. Carr by the following deeds: George M. Buxton to James M. Carr dated May 12, 1890 and recorded in Rockingham Records, Book 521, Page 436; Mary J. Follansbee to James M. Carr dated June 6, 1888 and recorded in Rockingham Records Book 511, Page 408; Hiram J. Graves et ux to James M. Carr dated June 29, 1892 and recorded in Rockingham Records Book 532, Page 212 excepting however from the foregoing a small piece of land deeded to Gertrude L. Robinson dated October 10, 1934 and recorded in Rockingham Records Book 912, Page 123. See also Estate of

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1113 004

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1113 004

James M. Carr duly probated in Rockingham County. For our title to the above described premises, see deed of Eva A. Jewell to us dated October 24, 1946 and duly recorded in Rockingham Records. Subject to a prior mortgage to the same mortgagee.

To have and to hold the said granted premises, with all the privileges and appurtenances to the same belonging, to the said mortgagee, his heirs, successors and assigns, to and their only proper use and benefit forever.

And we the said mortgagors for our heirs, successors, executors, and administrators, do hereby covenant, grant and agree to and with the said mortgagee, his heirs, successors and assigns, that until the delivery hereof we are the lawful owners of the said premises, and are seized and possessed thereof in our own right in fee simple, and have full power and lawful authority to grant and convey the same in manner aforesaid: that the said premises are free and clear of all and every incumbrance except as aforesaid; and that we and our heirs, executors and administrators, shall and will warrant and defend the same to the said mortgagee, his heirs, successors and assigns, against the lawful claims and demands of any person or persons whomsoever.

[illegible]

And we and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution, and such other rights, whatsoever in said premises, and in each and every part thereof, as our family homestead, as are reserved or secured to us, or either of us, by the Statutes and Laws of the State of New Hampshire.

The condition of the foregoing Deed is such, That if the said mortgagors, their heirs, successors, executors and administrators, shall well and truly pay unto the said mortgagee, his heirs, successors or assigns, the sum of five hundred ($500.00) - - - Dollars and interest thereon, according to the tenor and intent, true meaning and effect of a promissory note for said sum bearing even date with these presents, signed by said mortgagors, and payable to the order of the said mortgagee in four years from date, with interest payable semi-annually, at six per cent. per annum

and until such payment shall keep the buildings on said land insured against fire in a sum not less than five hundred ($500.00) - - - Dollars, payable in case of loss to said mortgagee, his heirs, successors or assigns, in such form and in such insurance companies as he or they shall approve, the policies to be deposited with said mortgagee, his heirs, successors or assigns; shall pay all taxes and assessments levied or assessed upon or on account of said premises, when the same are due; shall pay to said mortgagee, his heirs, successors or assigns, all sums which he or they shall pay on account of or for any such insurance and taxes and all other expenses legally incident to said granted premises; and shall not commit nor suffer any strip or waste of said premises or any breach of any covenant herein contained; then the foregoing deed shall be void and of no effect, otherwise shall remain in force.

But upon any default in the performance or observance of any of the foregoing conditions, the full sum or any unpaid balance of the mortgage debt hereby secured may at the option of the mortgagee, his heirs, successors or assigns, become due and payable, and we do authorize and empower said mortgagee, his heirs, successors or assigns, to sell at public auction as hereafter provided the whole or any part of said mortgaged premises, or the whole or any part that may remain subject to this mortgage, (a part thereof having been before that time released) together with all improvements and additions that may be thereon, in bulk or in parcels, at one and the same, or at several different times, as may seem to said mortgagee, his heirs, successors or assigns, for the best interest of all concerned; and, if only a part of said premises are sold at the first or intervening sales, then the lien of this mortgage shall remain and continue upon such portion thereof as is unsold for the balance of said debt.

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#2302 P1926

CURRENT USE TAXATION

For Land Located In South Hampton

Instructions: If town has tax map, show coordinates in description column.
If town does not have tax map, enter accurate description of property using less than twenty (20) spaces.

33003

	Name Last	Name First	Description (Less than 20 Spaces)
1	Connolly,	Bartley	Map 4 lot 23 10 Ac
2	Nichols, Nancy B. Trustee		Map 2 Lot 50
3	Courtney, William & Corneilia		Map 1 Lot 37
4	Carey, William and Janet		Map 6 Lot 16
5	Bryant, Peter and Sally		Map 2 Lot 26
6	Connolly, Bartley		Map 4 Lot 23
7			
8			
9			
10			
11			
12			
13			
14			
15			

Signature of Selectmen/Assessors

THIS FORM MUST BE TYPEWRITTEN AND SIGNED IN BLACK INK.

E. Jo Lynn Hill

M Fontaine

ROCKINGHAM COUNTY REGISTRY OF DEEDS